079.0	0001	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	903,900	/	903,900
USE VALUE:	903,900	/	903,900
ASSESSED:	903,900	/	903,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
281		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU WENYUN & CHEN YUZHI
Owner 2:	
Owner 3:	
Street 1:	281 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAMPSON KELLY A -
Owner 2:	-
Street 1:	281 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .302 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1951, having primarily Vinyl Exterior and 2912 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13139.000	442,300		461,600	903,900
Total Card	0.302	442,300		461,600	903,900
Total Parcel	0.302	442,300		461,600	903,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.41 | /Parcel: 310.41

Legal Description

User Acct
49003
GIS Ref
GIS Ref
Insp Date
09/17/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 079.0-0001-0003.0

!6431!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	442,300	0	13,139.	461,600	903,900		Year end	12/23/2021
2021	104	FV	418,900	0	13,139.	461,600	880,500		Year End Roll	12/10/2020
2020	104	FV	419,100	0	13,139.	461,600	880,700	880,700	Year End Roll	12/18/2019
2019	104	FV	361,500	0	13,139.	468,200	829,700	829,700	Year End Roll	1/3/2019
2018	104	FV	361,500	0	13,139.	349,500	711,000	711,000	Year End Roll	12/20/2017
2017	104	FV	339,000	0	13,139.	316,500	655,500	655,500	Year End Roll	1/3/2017
2016	104	FV	339,000	0	13,139.	303,400	642,400	642,400	Year End	1/4/2016
2015	104	FV	282,700	0	13,139.	257,200	539,900	539,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:54:23

LAST REV

Date	Time
10/02/18	11:15:58
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6431

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON KELLY A	43636-567		9/1/2004	Change>Sale	370,000	No	No		
FITZGERALD JAME	30351-475		6/28/1999	Convenience	135,000	No	No		
	20449-484		3/1/1990		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	49003
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2004	1029	Addition	50,000			G6	GR FY06	2ND FLR BY OWNER

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/28/2009	Measured	189	PATRIOT
4/25/2005	Permit Visit	BR	B Rossignol
4/25/2005	Info Fm DEED	BR	B Rossignol
4/22/2005	Fieldrev-Chg	BR	B Rossignol
11/8/2004	MLS	HC	Helen Chinal
11/9/2000	Hearing Chag	201	PATRIOT
11/1/2000	Inspected	264	PATRIOT
1/10/2000	Measured	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13139		Sq. Ft.	Site		0	70.	0.50	5			Med. Tr	-10	Ledge	-10			461,635						461,600	

Total AC/HA:	0.30163	Total SF/SM:	13139	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	461,635	Spl Credit		Total:	461,600

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	6 - Slab
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	5 - Lino/Vinyl	20 %
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	1 - Forced H/Air	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.01057696
Const Adj.:	0.97608006
Adj $ / SQ:	147.961
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	543310
Depreciation:	101056
Depreciated Total:	442254

COMMENTS

643-5324.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

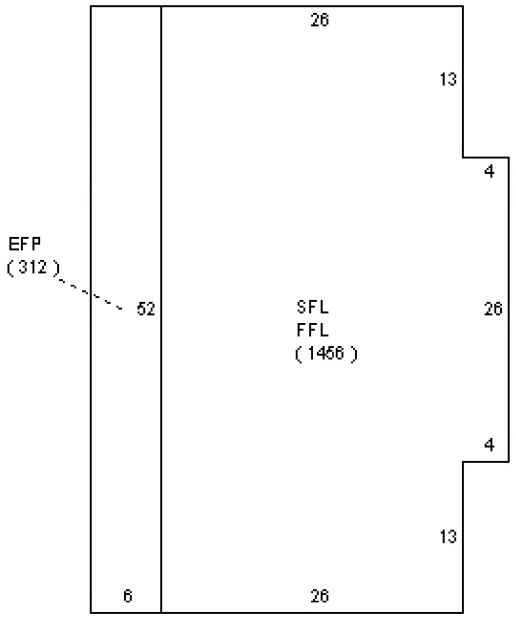
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.96
Special Features:	0	Val/Su Net:	137.19
Final Total:	442300	Val/Su SzAd	151.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	147.960	215,431
SFL	Second Floor	1,456	147.960	215,431
EFP	Enclos Porch	312	35.090	10,948

Net Sketched Area:		3,224	Total:		441,810
Size Ad	2912	Gross Area	3224	FinArea	2912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

079.0-0001-0003.0